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Pursuant to Ordinance #08-17, Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's Regular Meeting start time) on the **Public Comments Sign in Sheet** on the Podium to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes. Written Public Comments may also be submitted by 1PM on the date of the Council Meeting by emailing your comment to: comments@jaspercountysc.gov.

To participate in a **Public Hearing for a specific agenda item**, you may either email written public comments to comments@jaspercountysc.gov by **1:00PM on Monday, July 15, 2024**; or you can speak in person at the Council Meeting by signing in on the **Public Hearing Sign In Sheet** located outside the Council Chambers Doors prior to the start of the meeting. **Public Hearing Comments** shall be limited to **3 minutes per person**.

Instructions may also be found at the Jasper County website www.jaspercountysc.gov

FOR MORE INFORMATION, PLEASE CALL (843) 717-3696



JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue, Ridgeland, SC 29936

Monday, July 15, 2024

AGENDA

5:00PM

1. Call to Order of Council Meeting by Chairman Sauls

Clerk's Report of Compliance with the Freedom of Information Act.

In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification

2. Executive Session SECTION 30-4-70.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim –[Tax Map # 063-26-14-001](#) and [# 063-26-14-002](#); [Exit 3](#); [Project Telfair](#); [Tax Map # 087-00-04-001](#); [252 Russell Street](#); [Legacy Funeral Home Vehicle Rental](#); [Nickel Plate MCIP](#); [Jasper County v Western Surety Company](#); [Treasurer - SC App Case No. 2021-000941](#); [Premium Pay](#); [Bolan Hall](#)

(3) Discussion regarding the development of security personnel or devices- [Detention Center](#); [Clementa C. Pinckney Jasper County Government Building](#)

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – [Prospect Update](#); [TICO Letter of Intent \Purchase and Sale Agreement](#); [Project Mr. C](#)

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS.

PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

3: Return to Open Session at 6:30PM

- 3.1 Action coming out of Executive Session

4. Pledge of Allegiance and Invocation:

5. Approval of the Consent Agenda Items:

6. Approval of the Regular Agenda:

PRESENTATIONS

7. **Chairman Sauls** – GFOA Certificate of Achievement for Excellence in Financial Reporting to Kimberly Burgess

8. **Chief Russell Wells** – Jasper County Fire Rescue Staff earn awards

9. **Mike Skinner, Treasurer** – Year in Review Report to the Council (Cash Vest)

10. **Keith Hughes** – Jasper County Rescue Mission (JARM) Update

11. **Walt Cartin, Parker Poe Law Firm** – Skinner v Fulghum and Burgess

PROCLAMATION

12. **David Tedder** – Proclamation for the 2024 Gullah Geechee Nation Appreciation Week of July 27, 2024, to August 4, 2024 to Queen Quet.

RESOLUTIONS

None

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

13. **Lisa Wagner** – Consideration of **1st reading** of an Ordinance to amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one new overlay district, Euhaw/Okeetee Cultural Heritage Overlay District (ECHOD); Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend lot width requirements in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amend riparian buffer requirements, and add design standards for the Village Commercial zoning district; Article 8, *Special*

Purpose Districts, to add design standards and requirements for the Euhaw/Okeetee Cultural Heritage Overlay District (ECHOD); Article 11, *Conditional Use Review and Regulations*; to add conditions for horses, gasoline stations and amend conditions for manufactured housing; amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 zoning district and the Village Commercial zoning district; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto.

14. **Andrew Fulghum** – Continuation of **Public Hearing** and consideration of **2nd reading** of Ordinance **#O-2024-16** to Levy And Impose A One Percent Sales And Use Tax, Subject To A Referendum, Within Jasper County Pursuant To Section 4-37-30 Of The Code Of Laws Of South Carolina 1976, As Amended; To Define The Specific Purposes And Designate The Projects For Which The Proceeds Of The Tax May Be Used; To Provide The Maximum Time For Which Such Tax May Be Imposed; To Provide The Estimated Cost Of The Projects Funded From The Proceeds Of The Tax; To Provide For A County-Wide Referendum On The Imposition Of The Sales And Use Tax And The Issuance Of General Obligation Bonds And To Prescribe The Contents Of The Ballot Questions In The Referendum; To Provide For The Conduct Of The Referendum By The Board Of Voter Registration And Elections Of Jasper County; To Provide For The Administration Of The Tax, If Approved; To Provide For The Payment Of The Tax, If Approved; And To Provide For Other Matters Relating Thereto (*1st reading 05.06.2024; Public Hearing began on 06.24.2024*)

15. **David Tedder** – Consideration of the **1st reading** of an Ordinance authorizing the sale to SC Grays LLC of a 1.47 acre parcel being subdivided out of the original 258.45 acre Parcel B, Parcel B being shown on a Plat recorded at Plat Book 22 at Page 233, with such 1.47 acre parcel being shown on an individual plat, being a portion of tax parcel 048-00-01-009, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to SC Grays LLC, or its assigns, and matters related thereto.

16. **David Tedder** – Consideration of the **1st reading** of An Ordinance by **Title Only** Amending Jasper County Ordinance #O-2023-20 by Authorizing and Approving Modified Terms of a Loan from the South Carolina Transportation Infrastructure Bank; Authorizing and Approving Documents to Reflect the Modified Loan; Authorizing and Approving Modifications to an Intergovernmental Agreement among Jasper County, South Carolina, the City of Hardeeville, South Carolina and the South Carolina Transportation Infrastructure Bank; and Other Related Matters. (*Exit 3*)

17. **Lisa Wagner** – Consideration of the **3rd reading** and a **second public hearing** Ordinance **#O-2024-15** to amend: (i) Ordinance Number O-2022-16 to adopt updated standards for the Planned Development District encompassing a 38.84 acre parcel located on U.S. Highway 278 (the “Property”); and (ii) Ordinance #O-2022-14 to amend the development agreement (the “Development Agreement”) between Jasper County (the “County”) and Conduit Street Partners, LLC (“CSP” or the “Developer”) that governs CSP’s development of the Property into a 275-unit single-family residential community (the “Project”); in both cases to allow for the possibility that the Project may include not only “for rent” residential dwellings, but also “for sale” residential dwellings; and matters related thereto. (*1st reading 05.06.2024; 2nd reading and public hearing 06.03.2024*)

CITIZEN COMMENTS

18. **Open Floor to the Public per Ordinance 08-17** Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6:30PM start time on the Sign-In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.

19. **Administrator's Report**

CONSENT AGENDA

20. **David Tedder** – Consideration of the **3rd reading** of Ordinance **#O-2024-14** authorizing the sale of a right of way easement over approximately 0.34 acres, 14,878 sq. ft., being a portion of **TMS 042-00-05-040** adjacent to the Interstate Highway I-95, to the South Carolina Department of Transportation in order to facilitate the widening, in exchange for the amount of \$20,900.00 in just compensation, and to authorize the Jasper County Administrator to execute such right of way easement and other documents as may be necessary and appropriate to effect the transfer to the South Carolina Department of Transportation, or its assigns, and matters related thereto. (*1st reading 04.01.2024; 2nd reading and public hearing 06.03.2024*) (I95 widening project).

21. **Danny Lucas** – Approval of Rural Initiative Fund Grant Award Agreement Amendment.

22. **Andrew Fulghum** – Approval of Independent Contractor Agreement / Social Media / Marketing. (Sol Freedom Marketing LLC)

23. **Danny Lucas** – Approval of Aviation Fuel Truck Proposals (Skymark Refuelers).

24. **Kimberly Burgess** – Approval of #57 Stone Bids (J.R. Wilson).

25. **Kimberly Burgess** – Approval of Bids for Levy Fire Station Repairs not to exceed \$25,000.

26. **Kimberly Burgess** – Approval authorizing the County Administrator to Execute Contracts Included in the Adopted FY2025 Budget (greater than \$25K).

27. **Kimberly Burgess** – Approval authorizing the County Administrator to Execute the M. B. Kahn work authorization for the Jasper County Court House.

28. **Rose Dobson-Elliot** – Acceptance of the following Grant Awards from the Office of Solid Waste Reduction and Recycling: Used Oil Recycling grant in the amount of \$1,413.56; FY25 Solid Waste Management Grant in the amount of \$9,947.39 and FY2025 Waste Tire Recycling Grant in the amount of \$51,800.00.

29. Approval of the Minutes

END OF CONSENT AGENDA

30. Council Members Comments:

31. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. **Council may act on any item appearing on the agenda including items discussed in executive session.*

32. Adjournment:

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting was posted on the County Council Building at a publicly accessible place and on the county website at least 24 hours prior to the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.

Special Accommodations Available Upon Request to Individuals with Disabilities
(843) 717-3696